File No. 280501338

WARRANTY DEED

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 01-22-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
505 E. Main Street
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith L. Spadafino	Countrywide Bank, FSB	072-03-0-263.00
(NAME) 1413 Shelton Ave.	(NAME) 1520 Memorial Blvd Ste. 104	Davidson County DEEDWARR Recvd: 06/19/08 15:43 2 pgs Fees:13.00 Taxes:1172.90
(ADDRESS) Nashville, TN 37216	(ADDRESS) Murfreesboro, TN 37129	20080619-0063422
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE,

David F. Neimer and Donna S. McLeod, husband and wife,

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Keith L. Spadafino and Camille C. Spadafino, husband and wife,

hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING the westerly ½ of Lot No. 41, all of Lot No. 42 and the easterly 20 feet of Lot No. 43 of Block "A" on the Map of Inglewood Golf Club Subdivision, as shown by plat of record in Plat Book 843, Page 65, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lots.

Said lot and parts of lots adjoin and front together 110 feet on the northerly side of Shelton Avenue and run back 168.9 feet, more or less, on the westerly line of said part of Lot No. 43, and 172.6 feet, more or less, on the easterly line of said part of Lot No. 41, to a dead line in the rear, measuring 110.65 feet, more or less, thereon.

Being the same property conveyed to David F. Neimer and Donna S. McLeod, husband and wife by Warranty Deed dated July 27, 2006, from Marilyn Lavan (fka Marilyn W. Goodwin, an unmarried woman) of record in Instrument No. 20060831-0107955, Register's Office for said County.

This instrument is being executed on behalf of David F. Neimer by Donna S. McCleod, his lawful attorney in Fact, pursuant to Power of Attorney, being recorded as Instrument No. 20080619-0063421, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS BEING MADE SUBJECT TO THE FOLLOWING EXCEPTIONS:

Subject to all matters as set forth per Plat Book 843, Page 65, Register's Office of said County.

Sanitary Sewer Easement as shown of record in Book 4277, Page 637, Register's Office for said County.

Taxes for the year 2008 and subsequent years, a lien, but not yet due and payable. All prior years are paid.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1413 Shelton Ave., Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), THEIR heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 19th day of June, 2008.

David F. Neimer by Donna S. McLeod, AIF

David F. Neimer

Donna S. McLeod

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Donna S. McLeod, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 19th day of June, 2008.

Commission expires: 02/28/2012

Lisa Hodges State of Tennessee Notary Public County of Sumner

Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Donna S. McCleod, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of David F. Neimer, as his Attorney In Fact, under Power of Attorney bearing Inst. No. _____, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of David F. Neimer, under said Power of Attorney.

Witness my hand and official seal at office in Goodlettsville, Tennessee, this the 19th day of June, 2008.

My Commission Expires:
02/28/2012

Notary Public

Lisa Hodges State of Tennessee Notary Public County of Sumner

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RETURN TO:
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075